

002250/10

धनबाद कोषागार से निगत

कोषागार प्रशासक
धनबाद

Memo No. 4576/10-11

Issued to Sahayogi Properties (P)

of Hirapur vs Dhanbad

Through

Non Judicial Court Fee Stamp

of Rs. 40,000/- (25,000 + 10,000 + 5000)

18/8/10
Accountant/Stamp Clerk
District Treasury, Dhanbad

18/8/10 10-1
कोषागार प्रशासक धनबाद से निगत 2250/10
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18.8.10

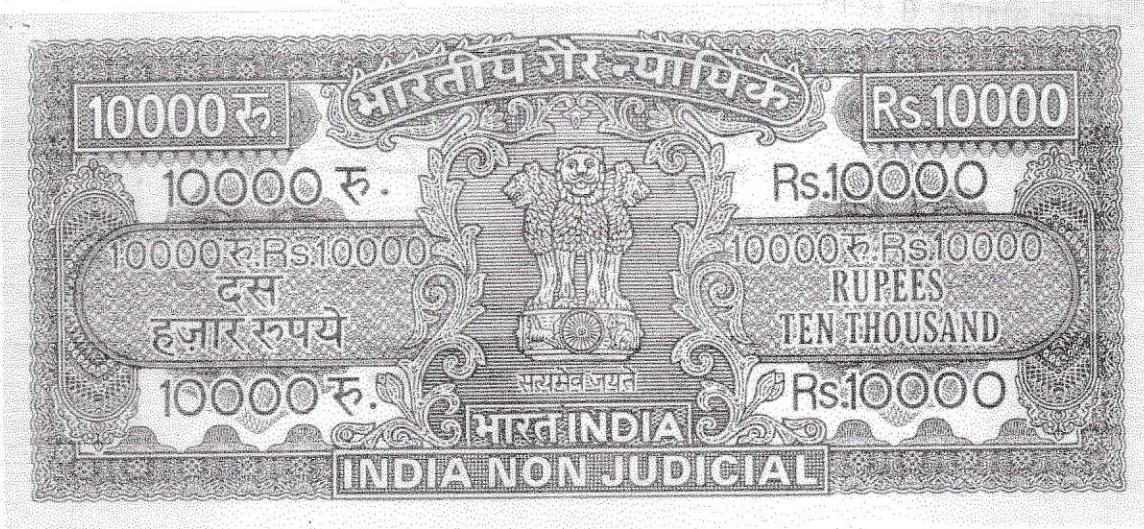
18/8/10



ROYAL BUILDING INDIA
Md Sahib Alam
Partner

ROYAL BUILDING INDIA
Habit Norengam Mishra
Partner

ROYAL BUILDING INDIA
Suresh Mishra
Partner



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18/8/10

- 2 -

and District Dhanbad (Jharkhand) here-in-after called the VENDOR which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, successors, administrators, legal representatives and assigns of the ONE PART. [Indian Citizen]

AND : IN FAVOUR OF

SAHAYOGI PROPERTIES PVT. LTD., a private limited company having its office J.C. Mallick Road, Hirapur, Dhanbad P.S. & District Dhanbad represented by its Director SRI BHUWNESHWAR YADAV son of Late Ram Swarup Yadav by faith Hindu, by caste Yadav by occupation business, resident of Babu Nagar, Karmik

ROYAL BUILDING INDIA
and Shabbir Alam

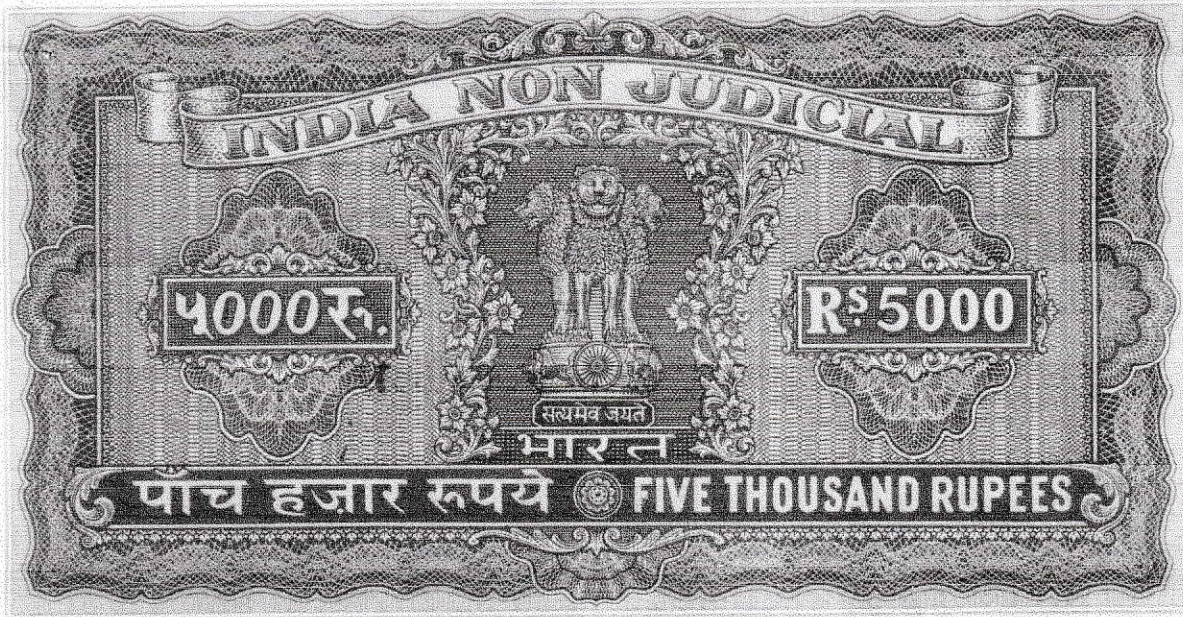
ROYAL BUILDING INDIA

1 Lalit Narayan Mishra

ROYAL BUILDING INDIA

Surej Mishra

Partner



Signature
18/8/10

- 3 -

Bhawan, Saraidhela P.S. Saraidhela, Sub Division and District Sub Registry Office and District Dhanbad (Jharkhand) here-in-after called the PURCHASER which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, successors, administrators, legal representatives and assigns of the OTHER PART. [Indian Citizen]

WHEREAS, Chandralok Sahkari Grih Nirman Sahyog Samity Ltd., Sabalpur Dhanbad the vendor purchased 68 Decimals of lands in Plot No.642 bearing Khatian No.10 of Mouza Sabalpur Mouza No.11 P.S. Saraidhela District Dhanbad from Sri Doman Ram & Sri Sheo Prasad Bhagat by virtue of registered Sale Deed No.5462



झारखण्ड JHARKHAND

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S. S. Mishra
Partner

- 4 -

dated 5/5/1989, Sale Deed No.6219 dated 23/5/1988 (entered in Book No.1 Vol. No.44 pages 79 to 182 being Deed No.6219 for the year 1988), Sale Deed No.3502 dated 18.3.1987 from Sri Lambodar Modak and others, Sale Deed No.11543 dated 12/12/1988 from Smt. Chanda Devi and others, Sale Deed No.1435 dated 3/2/1989 from Sri Amar Chandra Gorai and others, Sale Deed No.6219 dated 23/5/1988 from Sri Sheo Prasad Bhagat, Sale Deed No.7901 dated 29/6/1988 from Smt. Chapala Bala Dasi and others & Sale Deed No.6202 dated 23/5/1988 from Smt. Daywanti Devi all registered at Dhanbad Sub Registry Office.

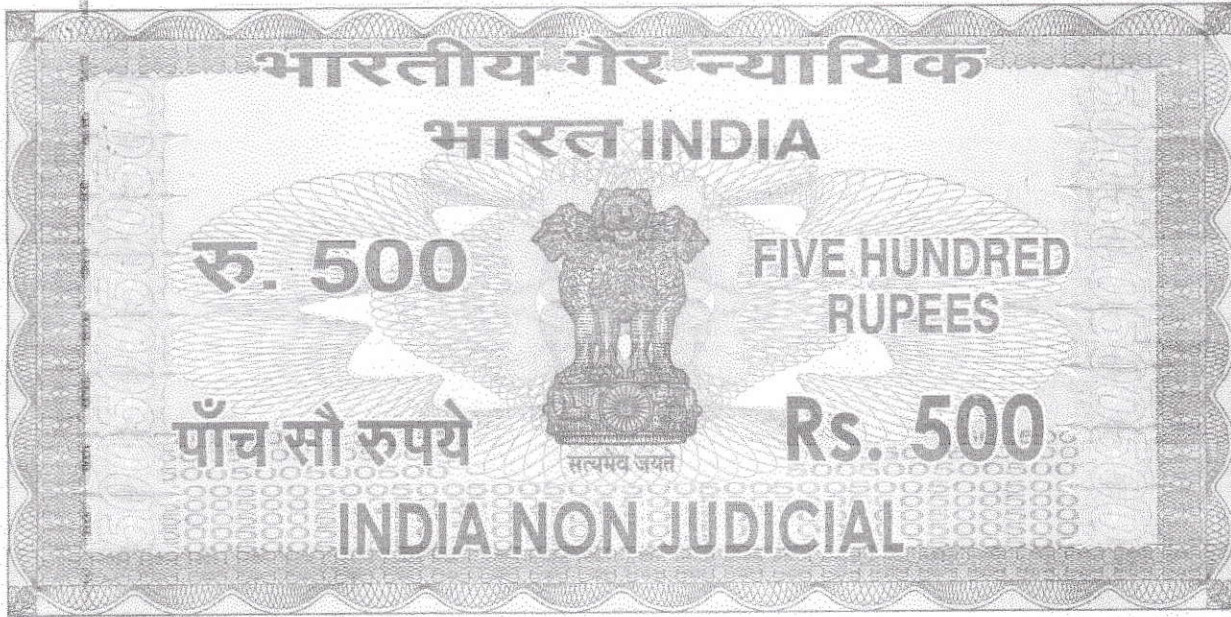
AND WHEREAS thus the vendor became the sole, exclusive and only owner of the property morefully described in the schedule below and has been possessing

Page 4 of 9

ROYAL BUILDING INDIA
Md Shabbir Alam
Partner

ROYAL BUILDING INDIA
Udait Narayan Mishra
Partner

ROYAL BUILDING INDIA
Suresh Mishra
Partner



झारखण्ड JHARKHAND

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the same in peaceful and undisturbed possession by exercising diverse acts of possession without any hindrance or interruption from any corner.

AND WHEREAS the vendor being in urgent need of money expressed its desire to sell the property morefully described in the schedule below and the purchaser has agreed to purchase the same for a valuable consideration of sum of Rs.5,32,000/- only which the vendor has accepted for the sale of the said property.

AND WHEREAS as per rules framed by the State of Jharkhand for the purpose of registration the stamp and fees is paid for a sum of Rs.10,39,000/-only.

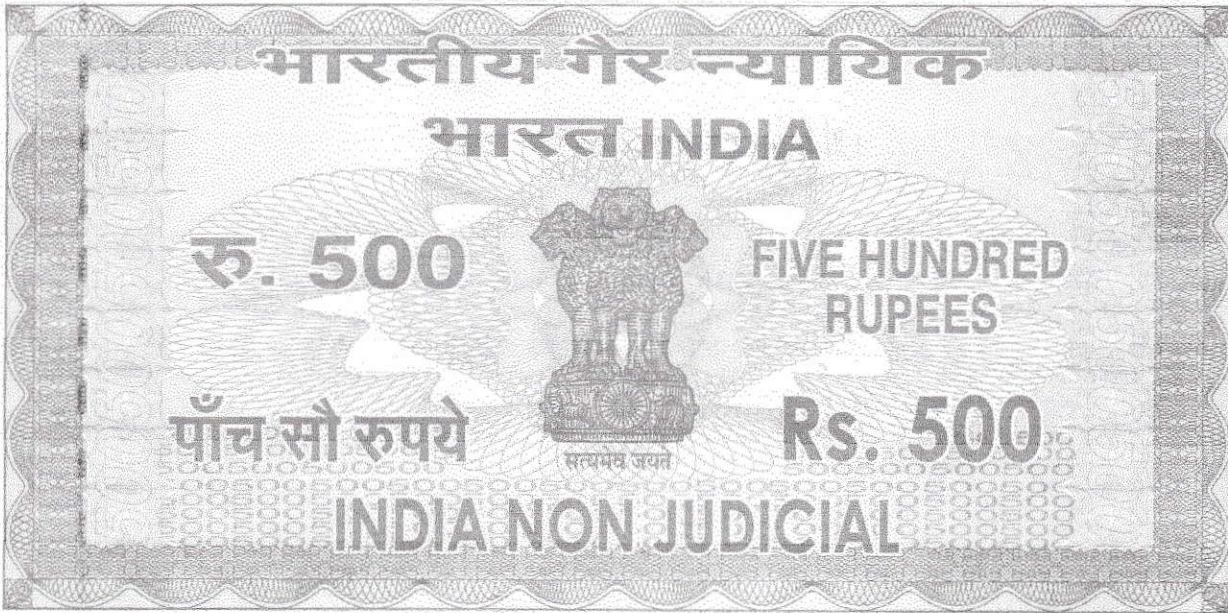
Page 5 of 9

ROYAL BUILDING INDIA
and Sabhi's Mam
Partner

ROYAL BUILDING INDIA

Partner

ROYAL BUILDING INDIA
Sunaj Mishra
Partner



झारखण्ड JHARKHAND

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NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in consideration of sum Rs.5,32,000/- only paid by the purchaser to the vendor the receipt whereof the vendor doth hereby admit and acknowledge in full and final settlement.

The vendor doth hereby grant, convey, transfer, assign, absolutely and forever all that property morefully described in the schedule below together with all right, title and interest therein.

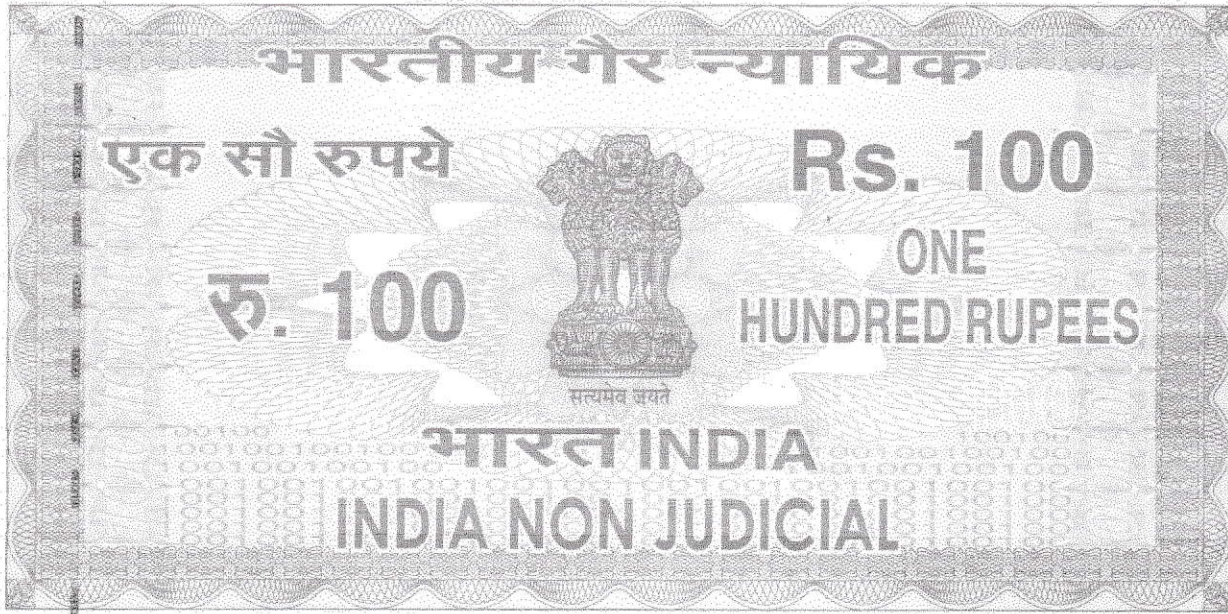
TO HAVE AND TO HOLD the same hereby conveyed unto the use of the purchaser absolutely and forever.

Page 6 of 9

ROYAL BUILDING INDIA
and Sabbi's Alam
Partner

ROYAL BUILDING INDIA
Udeet Narayan Mishra
Partner

ROYAL BUILDING INDIA
Surej Mishra
Partner



झारखण्ड JHARKHAND

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That the vendor now has good, valid and subsisting title of the said property morefully described in the schedule below hereby transferred or expressed so to be in the manner aforesaid and the purchaser shall hereafter peaceably and quietly hold, posses and enjoy the same by constructing other and further houses and structures thereon, by making garden, by digging well and either by living thereon or by letting out the same to any person or persons with power to transfer the same by sale, gift or otherwise whatsoever nature without any hindrance or interruption by the vendor or any person or persons claiming right through it and the vendor shall and will from time to time upon the request and at the cost of the purchaser do and execute all such acts, deeds and things for further and more perfectly assuring the said lands and every part thereof and

Page 7 of 9

ROYAL BUILDING INDIA
Mad Shabbir Alam
Partner

ROYAL BUILDING INDIA
Udit Nageshwar Mishra
Partner

ROYAL BUILDING INDIA
Suraj Mishra
Partner

18/8/10
Dimple

- 8 -

placing the purchaser in possession of the same according to the true intent and meaning of these presents as shall or may be required.

That the vendor has not transferred or encumbered the said lands or any part thereof and if it is found later on that the vendor has in any way or manner transferred or encumbered the said property or any part thereof or due to the defect of title of the vendor the purchaser suffer any loss of whatsoever nature the vendor along with all its heirs and successors shall at all times be liable to compensate the purchaser and indemnify it in every respect thereof.

That the purchaser shall here after pay an annual rent of Rs.0.65 paises to the present landlord the state of Jharkhand and shall get its name mutated with the landlord Sheresta the state of Jharkhand. The vendor shall remain bound to give its full consent in respect to mutation of the name of the purchaser in the landlord Sheresta the State of Jharkhand.

The vendor has delivered possession of the said property to the purchaser this day.

SCHEDULE

All that piece and parcel of Rayati right of land in Mouza- SABALPUR Mouza No.11 P.S. Saraidhela Sub division and District Sub Registry office and District Dhanbad Khatian No.10 (Ten) Plot No.642 (P) Area 19.5 Decimals (Nineteen and Half Decimals) of land with one asbestos room standing thereon sold herewith. [Plinth Area 98 sft. Constructed in the year 2009].

Butted & Bounded By:-

- North :- Plot No.627.
- South :- Village Road.
- East :- Part of Plot No.642.
- West :- Part of Plot No.628 & 629.

Value of Land Rs.9,75,000/-
Value of Structures Rs.64,000/-

Total Value Rs.10,39,000/- only.

ROYAL BUILDING INDIA
Md Sahib's Mam
Partner

ROYAL BUILDING INDIA
Udit Narayan Mishra
Partner

Page 8 of 9
ROYAL BUILDING INDIA
Suraj Mishra
Partner

Udit Norgem Mishra
Partner

Sunil Mishra
Partner

Advocate, Dhanbad

[Signature]
18/8/10

Certified that the finger prints of the left hand of each person, whose photographs is affixed in the document, have been obtained before me, prepared in my office as per draft supplied by the parties.



[Signature]
18/8/10

PHOTOGRAPH AND FINGER PRINTS OF THE PURCHASER:-

[Signature]
18/8/10
(SIGNATURE)
PAN NO. H1C5912G

1. Manoj Kumar
S/o Sri. Sushil Kumar
Saidhalla
18/8/10

2. Chilla Royyaram
S/o - L. J.N. Ram
Saidhalla
18/8/10

WITNESSES

The nature of land hereby sold is residential & situated at Sub Road.

IN WITNESSES WHEREOF the vendor doth hereby set and subscribe its hands out of its own free will on this the day, month and year first above written in presence of the following witnesses who signed in presence of each other.

[Signature]
18/8/10



निबंधन विभाग, झारखंड
धनबाद
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 6

Token Date/Time: 18/08/2010 12:56:31

Document Type	Sale Deed	Presenter	Ram Naresh Singh	Date of Entry	18/08/2010
Presenter Name & Address	Dhansar, Ps. Dhansar, Dhanbad.	DOE		Total Pages	22
Stampable Doc. Value	1039000	Stamp Value	41600	Book	1
Document Value	1039000	Serial No.	0	CNO/PNO	
Special Type					
Remarks / Other Details	Bhuvneshwar Yadav For Sahayogi Properties Pvt. Ltd.				

Property Details:

Anchal	Th.No.	Wrd/Hik	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
DHANBAD	71	0	SABALPUR	10	642			OR_RES	19.5 Decimal	975000

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
OR_KACCHA	11		SABALPUR	Sabalpur, Ps. Saraidhela	98	500 Sq. Ft.	49000

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	VENDOR	Ram Naresh Singh	Late Ram Anugrah Singh	Business	Other	Aiaps 9567q	dhansar, ps. dhansar, dhanbad.
2	VENDEE	Bhuvneshwar Yadav	Late Ram Swarup Yadav	Director	Other	Aaics 7712 G	bapu nagar, ps. saraidhela, dhanbad.
3	Identifier	Manoj Kumar	Sushil Kumar	Business	Other		Saraidhela, Dhanbad
4	Witness1	Manoj Kumar	Sushil Kumar	Business	Other		Saraidhela, Dhanbad
5	Witness2	Chittaranjan Ghosh	Jatindra Nath Ghosh	Business	Other		Saraidhela, Dhanbad

Fee Details:

SN	Description	Amount
1	A1	10,390.00
2	SP	330.00
3	LL	2.50
4	P	0.94
Total		10,723.44

राम नरेश सिंह

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफ़ॉर्म के अनुरूप डाटा इंद्रि की गई है।

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंद्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त राम नरेश सिंह ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान मनोज कुमार पिता सुशील कुमार

निवासी सरायडेला पेशा ब्यवसाय ने की।

निबंधन पदाधिकारी का हस्ताक्षर











ROYAL P^{III} DING INDIA
Md Shabbir Alam
Partner

ROYAL BUILDING INDIA
Udit Narayan Mishra
Partner

ROYAL BUILDING INDIA
Surya Mishra
Partner

निबंधन विभाग, झारखंड
धनबाद

Token No 5 Token Date: 18/08/2010 12:56:31
Serial/Deed No./Year :13497/12175/2010
Deed Type: Sale Deed

SN	Party Details	Photo	Thumb
1	Ram Nresh Singh Father/Husband Name:Late Ram Anugrah Singh (VENDOR) dhansar, ps. dhansar, dhanbad.		
2	Bhuwneshwar Yadav Father/Husband Name:Late Ram Swarup Yadav (VENDEE) bapu nagar, ps. saraidhela, dhanbad.		
3	Manoj Kumar Father/Husband Name:Sushil Kumar (Identifier) Saraidhela, Dhanbad		
4	Manoj Kumar Father/Husband Name:Sushil Kumar (Witness1) Saraidhela, Dhanbad		
5	Chittaranjan Ghosh Father/Husband Name:Jatindra Nath Ghosh (Witness2) Saraidhela, Dhanbad		

Book No. I
Volume 362
Page 447 To 468
Deed No 13497/12175
Year 2010
Date 18/08/2010 14:50:34

District Sub Registrar

Signature of Operator

ROYAL BUILDING INDIA
Md Subbi Alam
Partner

ROYAL BUILDING INDIA
Jaljit Narayan Mishra
Partner

ROYAL BUILDING INDIA
Suraj Mishra
Partner

Anugrah Nagar, Dhansar, P.S. Dhansar SUB-DIVISION & DISTRICT SUB REGISTRAR

10393=44
18/8

Partner

ROYAL BUILDING INDIA
Surya Mishra

Partner

ROYAL BUILDING INDIA
Vijay Mishra

Partner

ROYAL BUILDING INDIA
G.D. Shukla & Anam

SPL/2013

* राजभाषा की जानकारी (अनुच्छेद 343) के अन्तर्गत प्रयुक्त है।

1. कुल योग शब्दों में 30.00 (तीस से नौक)

2. नाम अक्षरों में

3. कुल अक्षरों में

श्रेणी	वर्ण	अक्षरों की संख्या	शब्दों की संख्या	शब्दों की संख्या	शब्दों की संख्या	शब्दों की संख्या	शब्दों की संख्या
अक्षरों की संख्या	अक्षर	3	2	3	2	3	2
	वर्ण	3	2	3	2	3	2
	शब्द	3	2	3	2	3	2
	शब्द	3	2	3	2	3	2
	शब्द	3	2	3	2	3	2
शब्दों की संख्या	अक्षर	3	2	3	2	3	2
	वर्ण	3	2	3	2	3	2
	शब्द	3	2	3	2	3	2
	शब्द	3	2	3	2	3	2
	शब्द	3	2	3	2	3	2

श्रेणी	वर्ण	अक्षरों की संख्या	शब्दों की संख्या	शब्दों की संख्या	शब्दों की संख्या	शब्दों की संख्या	शब्दों की संख्या
अक्षरों की संख्या	अक्षर	3	2	3	2	3	2
	वर्ण	3	2	3	2	3	2
	शब्द	3	2	3	2	3	2
	शब्द	3	2	3	2	3	2
	शब्द	3	2	3	2	3	2
शब्दों की संख्या	अक्षर	3	2	3	2	3	2
	वर्ण	3	2	3	2	3	2
	शब्द	3	2	3	2	3	2
	शब्द	3	2	3	2	3	2
	शब्द	3	2	3	2	3	2

शब्दों की संख्या	10	642	19.5
शब्दों की संख्या			
शब्दों की संख्या			

राजभाषा की जानकारी (अनुच्छेद 343) के अन्तर्गत प्रयुक्त है।

राजभाषा की जानकारी (अनुच्छेद 343) के अन्तर्गत प्रयुक्त है।

राजभाषा की जानकारी (अनुच्छेद 343) के अन्तर्गत प्रयुक्त है।

राजभाषा की जानकारी (अनुच्छेद 343) के अन्तर्गत प्रयुक्त है।



राजभाषा की जानकारी (अनुच्छेद 343) के अन्तर्गत प्रयुक्त है।

Sch XIV F. No. 180V

राजभाषा की जानकारी (अनुच्छेद 343) के अन्तर्गत प्रयुक्त है।

धनबाद । सावलपुर । 11 । सहयोगी प्राइवेट लि निदेशक भुबनेश्वर यादव		
खाता संख्या	खेसरा संख्या	रकबा (एकड़ में)
22	455	0 एकड़ 19.5 डिसमील 0 हेक्टर

अराजी नकदी	अराजी भावली	तफसील हिसाब लगान भावली
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जोत का सालाना मांग मय तफसील (बकाया वो हाल) मौजूदा साल का।

मांग बावत	सालाना	बकाया				हाल (2020-2021)
		तीन वर्ष से ज्यादा (2015-2016) - (2016-2017)	३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ ला वर्ष (2019-2020)	
माल (नकदी)	12.00	24.00	12.00	12.00	12.00	12.00
गुजारी (भावली)	3.00	6.00	3.00	3.00	3.00	3.00
सेस	6.00	12.00	6.00	6.00	6.00	6.00
सूद	6.00	12.00	6.00	6.00	6.00	6.00
मुतफरकात	2.40	4.80	2.40	2.40	2.40	2.40
मीजान	29.40	58.80	29.40	29.40	29.40	29.40

तफसील अदायकारी

अदायकारी बाबत	बकाया				मोतालबा हाल (2020-2021)	फाजिल
	तीन वर्ष से ज्यादा (2015-2016) - (2016-2017)	३ रा वर्ष (2017-2018)	२ रा वर्ष (2018-2019)	१ ला वर्ष (2019-2020)		
माल (नकदी)	24.00	12.00	12.00	12.00	12.00	
गुजारी (भावली)	6.00	3.00	3.00	3.00	3.00	
सेस	12.00	6.00	6.00	6.00	6.00	
सूद	12.00	6.00	6.00	6.00	6.00	
मुतफरकात	4.80	2.40	2.40	2.40	2.40	
मीजान अदायकारी	58.80	29.40	29.40	29.40	29.40	

(१) मीजान कुल (लफजों में) : One Hundred Seventy Six Rupees and Fourty Paise

(२) नाम देहिन्दा -

(३) कुल बकाया- 176.40

तारीख अमला तहसील कुनिन्दा : 22-08-2020

खास महाल का बकाया मालगुजारी पर (सिवाय ऐसे बकायों पर जिन पर कि सर्टिफिकेट जारी हो) सूद नहीं लिया जाता है।



यह एक कम्प्युटर जनित प्रति है।

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें।